

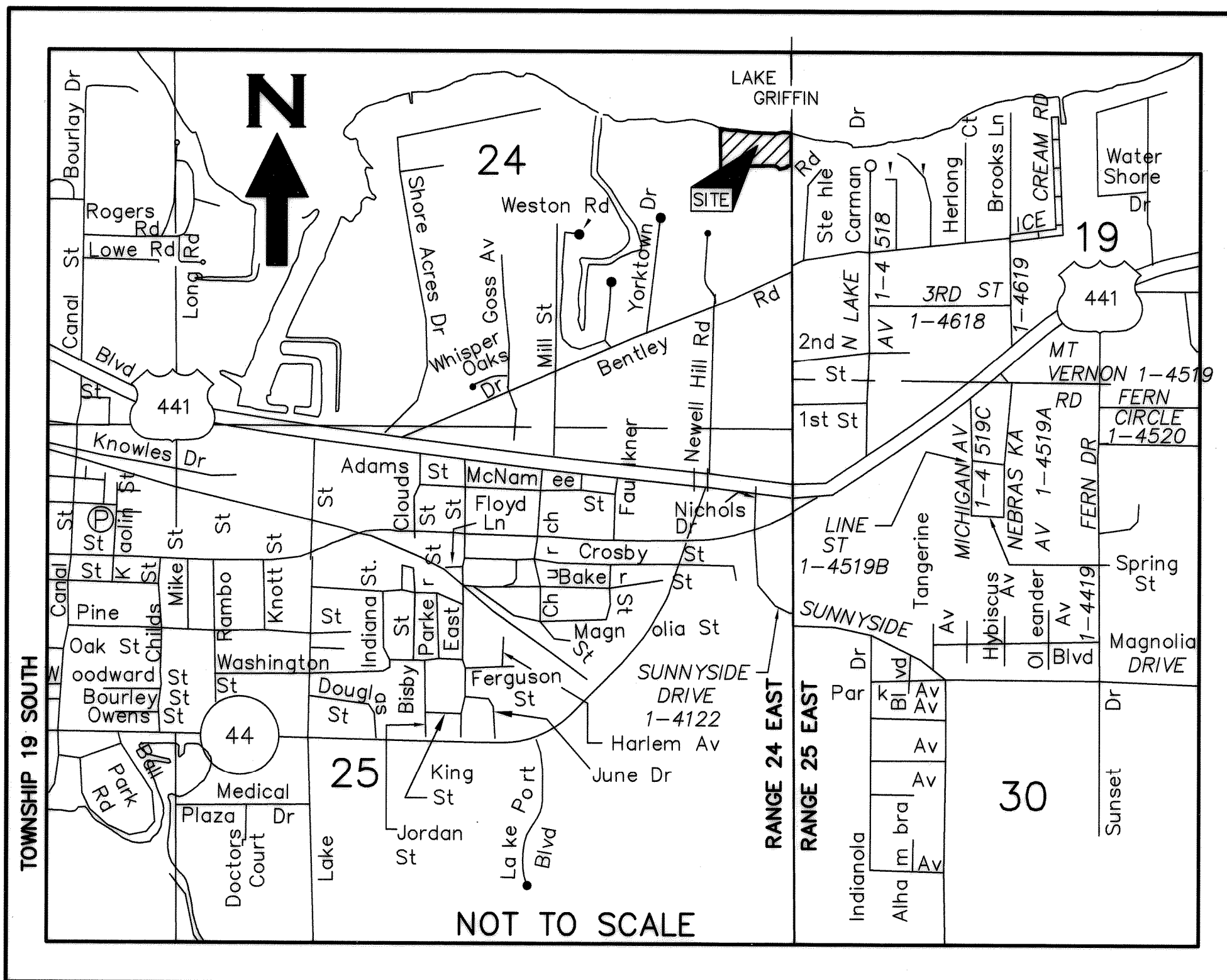
MAJESTIC OAKS SHORES PARTIAL REPLAT

A REPLAT OF LOTS 21 THROUGH 27 INCLUSIVE IN MAJESTIC OAKS SHORES IN THE CITY OF LEESBURG IN SECTION 24, TOWNSHIP 19 SOUTH, RANGE 24 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 53 AND 54, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

DESCRIPTION

LOTS 21 THROUGH 27 INCLUSIVE, MAJESTIC OAKS SHORES IN THE CITY OF LEESBURG ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 53, PAGES 53 AND 54, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY OF OAK SHORES ROAD (TRACT "A") AND THE NORTHERLY BOUNDARY OF TRACT "B" OF SAID PLAT OF MAJESTIC OAKS SHORES, SAID POINT OF BEGINNING LYING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 60°58'11" EAST, DEPARTING SAID RIGHT-OF-WAY, RUN THENCE NORTH 75°26'51" EAST 65.86 FEET ALONG A NORTHERLY BOUNDARY OF SAID TRACT "B"; THENCE NORTH 00°04'30" WEST 10.00 FEET ALONG A WESTERLY BOUNDARY OF SAID TRACT "B"; THENCE NORTH 75°26'51" EAST 40.00 FEET ALONG A NORTHERLY BOUNDARY OF SAID TRACT "B"; THENCE NORTH 00°04'30" WEST ALONG A WESTERLY BOUNDARY OF SAID TRACT "B" 281.82 FEET, MORE OR LESS, TO A POINT ON THE WATERS OF LAKE GRIFFIN, SAID POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF OAK SHORES ROAD (TRACT "A") AND CURVE THROUGH A CENTRAL ANGLE OF 61°22'22" AN ARC DISTANCE OF 64.27 FEET TO THE POINT OF TANGENCY ON THE NORTHERLY RIGHT-OF-WAY OF OAK SHORES ROAD (TRACT "A"); THENCE SOUTH 89°35'49" WEST 207.75 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY OF OAK SHORES ROAD (TRACT "A") TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 133.00 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF OAK SHORES ROAD (TRACT "A") AND CURVE THROUGH A CENTRAL ANGLE OF 75°51'47" AN ARC DISTANCE OF 176.10 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF LOT 28 OF SAID PLAT OF MAJESTIC OAKS SHORES TO WHICH A RADIAL LINE BEARS NORTH 76°15'58" WEST; SAID POINT OF INTERSECTION BEING THE NORTHEAST CORNER OF LOT 28 OF SAID PLAT OF MAJESTIC OAKS SHORES, DEPARTING SAID RIGHT-OF-WAY OF OAK SHORES ROAD (TRACT "A"), RUN THENCE SOUTH 89°16'09" WEST 129.22 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 28 TO A POINT ON THE WESTERLY BOUNDARY OF SAID MAJESTIC OAKS SHORES; THENCE NORTH 00°43'51" WEST ALONG THE WESTERLY BOUNDARY OF SAID MAJESTIC OAKS SHORES 431.52 FEET, MORE OR LESS, TO THE WATERS OF LAKE GRIFFIN; THENCE SOUTHEASTERLY ALONG AND WITH THE WATERS OF LAKE GRIFFIN TO THE AFOREMENTIONED POINT "A".

VICINITY MAP



TOTAL PLAT ACREAGE

4.70 ACRES±

NOTES

- Bearings based on the centerline of Oaks Shores Road as shown on the plat of Majestic Oaks Shores, Plat Book 53, Pages 53 and 54, Public Records of Lake County, Florida, As being North 00°04'30" West.
- All distances shown are in U.S. Survey Feet.
- All monumentation set by this company will have a cap or tag bearing the number "PSM #3715".
- Unless specifically noted as private utility easements, all utility easements shown on this plat shall also be easements for the construction, installation, maintenance and operation of cable television services as provided for in Chapter 177.091(29) of Florida Statutes.
- All Lot lines are non-radial unless otherwise noted. Radial lot lines will be indicated by (R) which is the symbol used on this plat for "Radial".
- The documents detailing the formation of the Majestic Oaks Homeowners' Association, Inc. can be found in the Public Records of Lake County, Florida.
- Drainage Easements are granted to the Majestic Oaks Homeowners' Association, Inc. The maintenance of said Drainage Easements are the responsibility of the Majestic Oaks Homeowners' Association, Inc.
- Utility Easements are granted to the perpetual use of the public.
- All lots shall access Newell Hill Road (Public Right-of-Way) Via Tract "A" (Private Streets) as shown on the plat of Majestic Oaks Shores, as recorded in Plat Book 53, Pages 53 and 54, public records of Lake County, Florida.
- Subject to a blanket easement granted to SCH Holdings, LLC., recorded in Official Records Book 2665, Page 1423, Public Records of Lake County, Florida.

INSTRUMENT PREPARED BY:
McGlohorn Land Surveyor, Inc.
1501 AKRON DRIVE
LEESBURG, FLORIDA 34748
Telephone: (352) 326-5089
LB 6451
SHEET 1 OF 2

JOINDER AND CONSENT BY MAJESTIC OAKS HOMEOWNERS' ASSOCIATION, INC.

Majestic Oaks Homeowners' Association, Inc. hereby joins and consents to this plat and the dedication set forth herein.

Signed, Sealed and Delivered
in the presence of:

By: Edward M. Schlein, President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before this ____ day of _____, 2008 by Edward M. Schlein, who is personally known to me or who produced _____ as identification.

Notary Public _____

Commission Number, If Any. _____

My Commission Expires _____

NOTICES

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE RIGHT-OF-WAY OF THE ROADS UNLESS SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY THE CITY OF LEESBURG AND IN SUCH CASE, THE CITY OF LEESBURG SHALL BE ENTITLED TO UTILIZE ALL TRACTS AND EASEMENTS DESIGNATED ON THIS PLAT FOR STORMWATER.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

UNLESS SPECIFICALLY NOTED AS PRIVATE UTILITY EASEMENTS, ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES AS PROVIDED FOR IN CHAPTER 177.091(29) OF FLORIDA STATUTES.

MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION (IF ANY) EXECUTED BY SEPARATE INSTRUMENT.

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, That this plat was presented to the City Commission of Leesburg, Lake County, Florida and approved by said City Commission of Leesburg for record, Grant of Utility Easements is accepted for municipal purposes of said City on the ____ day of _____, 2008 provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida, within 90 days from the approval by said City Commission, CITY OF LEESBURG, FLORIDA.

Attest: CLERK MAYOR/COMMISSIONER

PRINTED PRINTED

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on _____ at _____ File No. _____

Clerk of the Circuit Court
in and for Lake County, Florida

REVIEWER STATEMENT

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signature Date Registration Number

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

Tobert McGlohorn PSM #3715, State of Florida Date April 01, 2008

1501 AKRON DRIVE, LEESBURG, FLORIDA 34748
MCGLOHORN LAND SURVEYOR, INC. (LB #6451)

PLAT BOOK ____, PAGE __

DEDICATION

Majestic Oaks Shores Partial Replat

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, D & E Development, LLC., Khai Chang, Sandra Chang, and Nehme Gabriel, being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes thereon expressed. The drainage easements as shown hereon are granted to the Majestic Oaks Homeowners' Association, Inc. The Utility Easements as shown hereon are granted to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned owners have executed this Dedication in the manner provided by law on May 1, 2008. Signed, sealed and delivered in our presence as witnesses:

WITNESSES: OWNER(S): D & E Development, LLC.
a Florida Limited Liability Company

1. Signature: Karen A. Davis By: H.D. Robuck, Jr., as President of, Ro-Mac Lumber & Supply, Inc., Manager
2. Signature: Rebecca L. Ballash
PRINTED NAME: Karen A. Davis, Rebecca L. Ballash

1. Signature: Karen A. Davis By: Edward M. Schlein, as President of, Edencay, Inc., Manager
2. Signature: Rebecca L. Ballash
PRINTED NAME: Karen A. Davis, Rebecca L. Ballash

STATE OF FLORIDA COUNTY OF LAKE

The foregoing Dedication was acknowledged before me this 1st day of May 2008 by H.D. Robuck, Jr., and Edward M. Schlein, Managers, on behalf of D & E Development, LLC. a

Florida Limited Liability Company.

who are personally known to me and did not take an oath.

Signature of Acknowledger: Karen A. Davis

Printed name of Acknowledger: Karen A. Davis

Title or Rank: Notary

Commission Number, if any: DD525452

My commission Expires: April 19, 2010

WITNESSES: OWNER(S): Khai and Sandra Chang, Husband and Wife

1. Signature: Khai Chang By: Khai Chang
2. Signature: Sandra Chang
PRINTED NAME: Khai Chang, Sandra Chang

1. Signature: Karen A. Davis By: Sandra Chang
2. Signature: Karen A. Davis
PRINTED NAME: Karen A. Davis, Sandra Chang

STATE OF FLORIDA COUNTY OF LAKE

The foregoing Dedication was acknowledged before me this 25th day of April 2008 by Khai and Sandra Chang, Husband and Wife.

who are personally known to me and did not take an oath.

Signature of Acknowledger: Karen A. Davis

Printed name of Acknowledger: Karen A. Davis

Title or Rank: Notary

Commission Number, if any: DD525452

My commission Expires: April 19, 2010

WITNESSES: OWNER(S): Nehme Gabriel

1. Signature: Nehme Gabriel By: Nehme Gabriel, individually
2. Signature: Karen A. Davis
PRINTED NAME: Nehme Gabriel, Karen A. Davis

STATE OF FLORIDA COUNTY OF LAKE

The foregoing Dedication was acknowledged before me this 1st day of May 2008 by Nehme Gabriel, individually

who are personally known to me and did not take an oath.

Signature of Acknowledger: Karen A. Davis

Printed name of Acknowledger: Karen A. Davis

Title or Rank: Notary

Commission Number, if any: DD525452

My commission Expires: April 19, 2010